

# FP155

WOOD END LANE ■ FRADLEY PARK ■ LICHFIELD ■ WS13 8NG

CANMOOR



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## New Industrial / Warehouse Unit 153,700 sq ft **TO LET**

- Prime Midlands location
- Close to M6, M42 and M6 Toll
- BREEM 'Excellent' and EPC 'A'
- 24/7 hours of operation
- Solar PV and EV charging points
- Suitable for E(g)(iii), B2 and B8 uses
- Gated 50m yard
- 12.5m clear internal height
- 1 MVA

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# FRADLEY PARK

## ACCOMMODATION

GIA (GROSS INTERNAL AREA)

	sq ft	sq m
Warehouse	146,500	13,610.3
First Floor Office	3,600	334.4
Second Floor Office	3,600	334.4
<b>Total</b>	<b>153,700</b>	<b>14,279.1</b>

## SPECIFICATION



12.5M CLEAR  
INTERNAL HEIGHT



UP TO 50M  
YARD DEPTH



THREE PHASE  
1 MVA POWER



2 LEVEL ACCESS  
LOADING DOORS



COMFORT COOLED  
OFFICES



130 PARKING  
SPACES



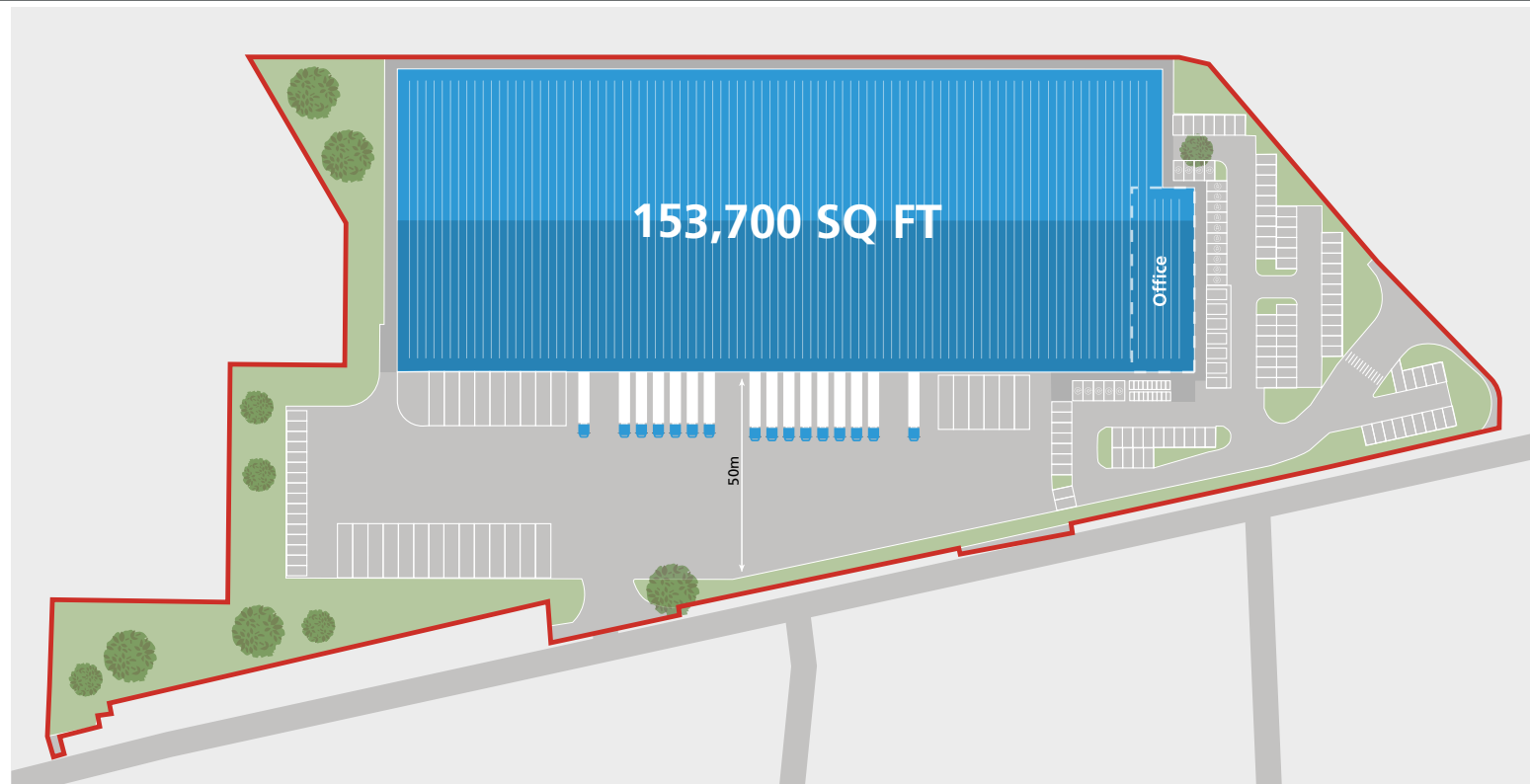
14 DOCK  
LOADING DOORS



50 KN PER SQ M  
FLOOR LOADING



GATED & FENCED  
YARD



## ESG CREDENTIALS



EPC  
RATING 'A'



10% ROOF  
LIGHTS



97.5KW ROOF MOUNTED  
PV SYSTEM



BREEAM  
'EXCELLENT'



LED  
LIGHTING



21 EV  
CHARGING SPACES



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## LOCATION

Located at the centre of the country's extensive motorway network, the site sits just 4.5 miles away from T4 and T5 of the M6 Toll Road. It boasts exceptional connectivity to major routes such as the M1, M42, M40, M6, and A50 through the A38. Additionally, the site is conveniently positioned near Birmingham International and East Midlands airports, facilitating easy access to domestic and international travel.

## CONNECTIVITY

A38	1 mile
Lichfield	6 miles
Burton Upon Trent	11 miles
Tamworth	12 miles
M42 (J11)	13 miles
Hams Hall	16 miles
M6 (Toll)	16 miles
B'ham Int. Freight Terminal	21 miles
Birmingham	21 miles
M1 (J24)	28 miles
East Midlands Airport	30 miles

## LABOUR SUPPLY



**69.8%**  
of the surrounding population are economically active.



**13%**  
of the local population work in manufacturing.



**21,677**  
people locally are employed in the transport and storage sector.

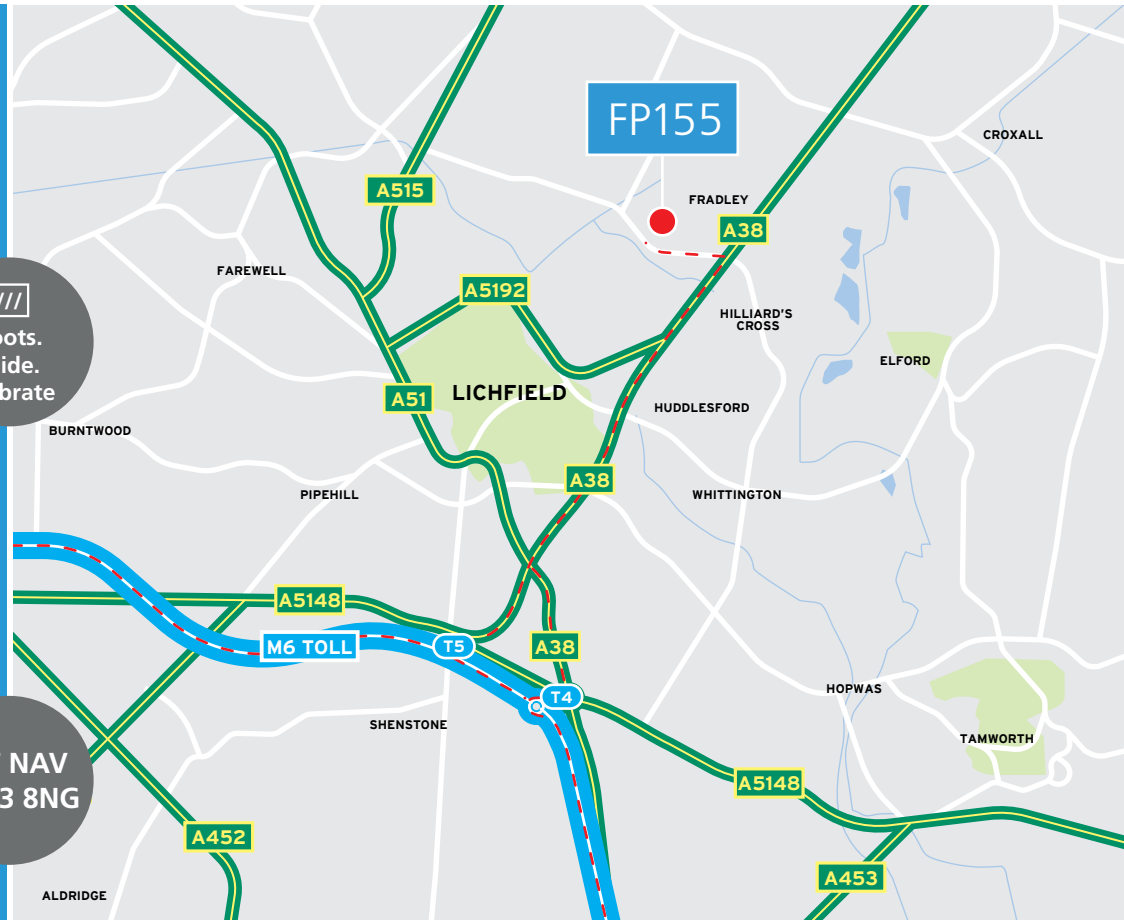


**1,063,246**  
potential workers within 30 minutes' drive of Lichfield, Burton & Birmingham.

Source: nomisweb.co.uk

## PLANNING

E(g)(iii), B2 & B8 uses.



**boots. aside. calibrate**

**SAT NAV WS13 8NG**

## FURTHER INFORMATION

For further information or availability please contact the joint agents.

## TERMS

This unit is immediately available on a new FRI lease on terms to be agreed.

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